



## **Agenda for Meeting 18-2016**

### **CITY OF ROCKVILLE PLANNING COMMISSION**

Charles Littlefield, Chair

Anne Goodman  
Don Hadley

Jack Leiderman  
Gail Sherman  
John Tyner, II

**Wednesday, October 19, 2016  
7:00 p.m. Mayor and Council Chamber  
City Hall, 111 Maryland Avenue**

Andrew Gunning, Staff Liaison  
Cynthia Walters, Deputy City Attorney  
Eliot Schaefer, Assistant City Attorney

*Planning Commission Agenda and Staff Reports online:*  
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

#### **I. REVIEW AND ACTION**

- A. **Site Plan Application STP2016-00285, Ingleside at King Farm** – A proposal to construct the second phase of an existing continuing care facility at 701 King Farm Boulevard. The property is zoned PD-KF. Planner: Brian Wilson, 240-314-8227.
- B. **Site Plan Application, STP2016-00283, Redland Tech Center** – To allow for three (3) phases of work: Phase One (550 Gaither Road) to construct a 2,500 square foot café pavilion, landscape plaza and façade improvements to one of the existing buildings at 540 Gaither Road; and Phases Two and Three (560 & 570 Gaither Road) propose up to 300,000 square feet of additional office use in 2 buildings with structured parking, along with associated site improvements. The applicant also submits a parking waiver request from Section 25.16.03(d) to waive the construction of 25 parking spaces. Planner: Nicole Walters, 240-314-8215.

#### **II. COMMISSION ITEMS**

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes
- E. FYI Correspondence

### **III. ADJOURN**

#### **HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS**

#### **I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS**

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

*Note: The Planning Commission may ask questions of any party at any time during the proceedings.*

#### **II. PLANNING COMMISSION BROADCAST SCHEDULE**

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)  
Sundays at 7:00 pm  
Mondays, Thursdays and Saturdays at 1:00 pm  
Saturdays and Sundays at 12:00 am (midnight)

**III.** Video on Demand (within 48 hours of meeting) at: [www.rockvillemd.gov/VideoOnDemand](http://www.rockvillemd.gov/VideoOnDemand).

#### **IV. FUTURE MEETING DATES**

October 26, 2016  
November 9, 2016  
November 30, 2016  
December 14, 2016

#### **V. NEW DEVELOPMENT APPLICATIONS**

For a complete list of all applications on file, visit: [www.rockvillemd.gov/DevelopmentWatch](http://www.rockvillemd.gov/DevelopmentWatch).  
Applications filed since September 28, 2016:

- STP2017-00298, 45 W. Gude Dr., RCC Lot 1-C and RCC Lot 1-B, for the construction of 83 Townhomes

#### **VI. ADDITIONAL INFORMATION RESOURCES**

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: [www.rockvillemd.gov/cpds](http://www.rockvillemd.gov/cpds)

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.